

COUNTY COUNCIL
OF
HARFORD COUNTY, MARYLAND

BILL NO. 78-13

Introduced by Council President Freeman at request of County Executive

Legislative Day No. 78-4

Date: February 7, 1978

AN ACT to repeal and re-enact with amendments all of Section III, heading, Subdivision Control, of the Harford County Subdivision Regulations (1959 Edition, as amended); to provide for certain requirements and restrictions on the recording of record plats; to restrict and control transfers, sales and building permits in subdivided land until certain requirements are met; to prohibit the selling of any land in a subdivision until an approved plat has been properly recorded; to prohibit the Clerk of the Circuit Court for Harford County from recording any subdivision plat without the necessary County approvals evidenced on the plat; to provide penalties for the violation of said Regulations; and generally relating to the recordation of subdivision plats in Harford County, Maryland.

By the Council, February 7, 1978

Introduced, read first time, ordered posted and public hearing scheduled

on: March 14, 1978

at: 7:00 P.M.

By Order: Angela Markowski, Secretary

PUBLIC HEARING

Having been posted and Notice of time and place of hearing and Title of Bill having been published according to the Charter, a public hearing was held on March 14, 1978 and concluded on March 14, 1978.

Angela Markowski, Secretary

1 Section 1. *Be It Enacted By The County Council Of Harford County,*
2 *Maryland,* that Section III, heading, Subdivision Control, of the
3 Harford County Subdivision Regulations (1959 Edition, as amended),
4 be, and it is hereby repealed and re-enacted with amendments, all
5 to read as follows:

6 SECTION III

7 SUBDIVISION CONTROL

8 3.01. PLAT APPROVAL AND RECORDATION - Any owner of any tract of
9 land in Harford County who subdivides his land as herein provided
10 shall cause a plat of such subdivision to be made in accordance
11 with the provisions set forth in these Regulations. Upon
12 obtaining the necessary County approvals and signatures of the
13 appropriate County officials, a subdivision plat shall be recorded
14 in the Office of the Clerk of the Circuit Court for Harford County,
15 subject to the provisions of these Regulations.

16 3.02. RECORDATION RESTRICTIONS - The Clerk of the Circuit Court
17 for Harford County shall not record or accept for recordation a
18 plat of a subdivision or a plat purporting to represent a
19 subdivision of land into lots without evidence of the appropriate
20 County approvals written upon the plat. Approvals shall be
21 evidenced by the signatures of the required persons upon the plat
22 in accordance with Section 3.04 of these Regulations. A plat
23 must be recorded within sixty (60) days from the date of approval
24 from the Harford County Director of Planning. Any plat, or deed
25 of a subdivision, or deed conveying a parcel or tract or lot of
26 ground out of a subdivision, not in compliance with these
27 Regulations, shall be null and void.

28 3.03. TRANSFERS, SALES AND BUILDING PERMITS - Any owner or agent
29 of any owner of any land situate and lying in Harford County,
30 Maryland, who shall transfer, sell, agree to sell, negotiate the
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1 sale of or offer for sale any land by reference to or exhibition
2 of, or other use of plat of a subdivision, before such plat has
3 received the necessary County approvals and has been recorded in
4 the Office of the Clerk of the Circuit Court for Harford County,
5 shall forfeit and pay a penalty of One Hundred Dollars (\$100.00)
6 to Harford County, Maryland, for each lot or parcel so transferred,
7 sold, offered for sale, agreed or negotiated to be sold; and the
8 description of such lot or parcel by metes, or bounds description
9 in the instrument of transfer or other document used in the process
10 of selling, offering for sale, or transfer shall not exempt the
11 transaction from such penalties or remedies herein provided. The
12 County may enjoin such transfer, sale, agreement or the continua-
13 tion of the offering for sale of such lots by action for injunction
14 brought in any Court of equity jurisdiction or may recover the
15 said penalty by civil action in any Court of competent
16 jurisdiction. No building permit may be issued for any structure
17 on any subdivided lot until the subdivision or appropriate section
18 thereof shall have been approved by the County and recorded as
19 provided by these Regulations.

20 3.04. REQUIRED APPROVALS AND SIGNATURES - Prior to any plat being
21 recorded in the Circuit Court for Harford County, it shall comply
22 with all applicable laws and rules and regulations of the County,
23 and the following officials shall study and review all final
24 plats for compliance with all laws and rules and regulations. No
25 official shall sign any plat unless it is found to be in compliance.
26 The following officials and their signatures of approval must be
27 shown on a plat prior to recordation.

- 28 a. County Health Officer or his designee.
29 b. Director of Parks and Recreation or his designee.
30 c. Director of Planning or his designee.

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1 d. Director of Planning or his designee.

2 e. County Attorney or his designee.

3 f. County Executive.

4 Section 2. *And Be It Further Enacted*, that this Act shall take
5 effect sixty (60) calendar days from the date it becomes law.

6 EFFECTIVE:

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8 The Secretary of the Council does hereby
9 certify that fifteen (15) copies of this bill
10 ~~are~~ immediately available for distribution to
11 the public and the press.

12 Angela Markowski
13 Secretary
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BY THE COUNCIL

Read the third time.

Passed _____ (with amendments)

Failed of Passage LSD 78-9 (March 14, 1978)

By order

Angela Markowski, Secretary

Sealed with the County Seal and presented to the County Executive
 for his approval this _____ day of _____, 19____
 at _____ o'clock __.M.

_____, Secretary

BY THE EXECUTIVE

APPROVED:

County Executive

Date _____